

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **October 9, 2006**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Dale Parrett-Public Works, Brad Cornelius-Planning Manager, Hal Barrineau, County Engineer from Barrineau Ginn and Associates, Inc., Lee Hawkins-Attorney, and Karen Parker-Secretary.

The meeting convened at 2:05 p.m.

### **Approval of Minutes-**

Mrs. Keenum made a motion to approve the minutes from October 2, 2006. Mr. Cornelius seconded the motion and the motion carried.

*Mr. Barrineau joined the Committee as County Engineer for the non-Villages projects.*

### **NEW BUSINESS:**

#### **Progress Energy Bushnell East Substation – Major Development – Preliminary & Engineering Review**

Dan Hendricks and Robert Holsonback, Progress Energy, were present and requested preliminary and engineering approval to construct an electrical substation. Mrs. Webb's comments consisted of providing a signed and sealed survey, providing a copy of the driveway permit from the Florida Department of Transportation, indicating the flood zone on the plans, providing the zonings and land uses for the subject property and the abutting properties, providing a permit or exemption letter from the Southwest Florida Water Management District, labeling the proposed setback for all structures, and labeling the drainage easement location along the east property boundary. Mrs. Webb's comments also included the conditions of the approved Special Use Permit in 2005 as follows: lighting for the substation will face the substation and a wall or buffer along lots 11, 12, and 13 for noise reduction will be required. Mr. Holsonback inquired as to what specific design standard is required for the wall/buffer. Mrs. Rogers asked Mrs. Webb to review the Board of County Commissioners meeting tape to determine what type of wall/buffer wall was required by the Board of County Commissioners. Mrs. Rogers also asked Mr. Barrineau to research, from an engineering standpoint, the design standard that is to be used for the wall/buffer. Mrs. Keenum suggested Mr. Hendricks contact the Geographic Information Systems (GIS) Department for the site address. Mr. Cornelius, Mrs. Howard, Mr. Lukert, Mr. Parrett, and Mr. Hawkins had no comments. Mrs. Webb stated Fire Services didn't have any comments. Engineering comments consisted of indicating on the plans the adjacent land use and zoning, providing a copy of the Florida Department of Transportation driveway connection permit, indicating if the driveway on US 301 will require a culvert, providing a cross-section of the

driveway showing grading within the right-of-way, confirming the impervious area proposed for construction is the driveway connection, and providing a flood map of the area.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

#### **Corky Smallwood Painting – Major Development – Engineering Review**

Mrs. Rogers announced the applicant's representative, Mr. Bennett Walling, was not present at this time. This project will be moved to the end of the meeting to allow the representative time to arrive.

#### **CR 466A Landfill Facility, LLC, ETAL – Major Development – Operating Permit Extension**

Steve Richey, attorney, and Ted Wicks, Wicks Consulting, were present and requested approval to extend OP2001-2. Mr. Cornelius gave a brief overview of his discussion with the Florida Department of Environmental Protection (FDEP) and recommends the Committee extend the operating permit to March 1, 2007, to allow the resolution of the outstanding FDEP permitting issues. Mr. Richey inquired whether or not this extension recommendation would be forwarded to the Board of County Commissioners. Mrs. Rogers replied it would be forwarded. Mrs. Rogers noted that this procedure is similar to that followed in a Conditional Use Permit last year. Mrs. Webb stated Fire Services' comment consisted of on-site water storage for extinguishment of fires. Mrs. Webb, Mrs. Howard, Mr. Lukert, Mr. Hawkins, and Mr. Parrett had no comments. Mrs. Keenum inquired as to the closure time frame of this facility and the proposed use after closure. Mr. Wicks and Mr. Richey stated that they anticipate closure within ten (10) years. The site will be reclaimed consistent with FDEP requirements. Engineering comments consisted of providing a copy of all existing permits from the Florida Department of Environmental Protection which indicates the permit has not expired, indicating if the permittee has been subject to any enforcement activity from the FDEP over the past five years, (if so, please document the nature of each incident and the resolution) and providing proof of financial responsibility sufficient to cover one hundred twenty-five (125) percent of an engineer's certified cost estimate for closure. Mr. Wicks provided responses to engineering comments in a letter submitted at the meeting.

Mr. Cornelius moved to approve the extension to March 1, 2007, to allow the applicant sufficient time to correct the outstanding FDEP permitting issues. Mrs. Webb seconded the motion and the motion carried.

*Mr. Barrineau excused himself from the meeting.*

#### **VOS – Colony Professional Plaza – Major Development – Engineering Modification Review**

Jeff Head, Farnier, Barley and Associates, Inc., was present and requested minor modifications to the engineering plan. Mrs. Webb stated the minor changes included changing the building foot print layout, sidewalks, and decreasing the impervious area. Mrs. Webb, Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Hawkins, and Mr. Parrett had no comments. Mrs. Webb stated Springstead Engineering had no comments.

Mrs. Webb moved to approve the minor modifications to the engineering plan. Mr. Lukert seconded the motion and the motion carried.

**VOS – Unit 162 – Engineering Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requested engineering approval to develop a 74-lot subdivision. Mrs. Webb stated Springstead Engineering had no comments. Mr. Parrett had no comments.

Mrs. Webb moved to approve the engineering plan. Mr. Cornelius seconded the motion and the motion carried.

*Mr. Barrineau joined the Committee as County Engineer for the non-Village project.*

**Corky Smallwood Painting – Major Development – Engineering Review**

Bennett Walling, Walling Engineering, was present and requested engineering approval to construct a commercial retail office. Engineering comments consisted of providing an agreement with the property owner immediately west of the project site allowing the modifications to the existing site as shown on the plans and providing a reciprocal Stormwater Management and Conveyance Agreement between the subject property owner and the property owner immediately east of the subject site allowing surface water runoff, underground conveyance, and stormwater management facilities to be utilized by both parties. Mr. Parrett's comment consisted of providing a stop sign/stop bar at the most westerly exit.

Mrs. Webb moved to approve the engineering plan subject to all comments being addressed on revised plans and receipt of the easement agreement. Mr. Cornelius seconded the motion and the motion carried.

The next meeting is scheduled for October 16, 2006.

Mrs. Webb moved to adjourn. Mr. Lukert seconded the motion and the motion carried.

Meeting adjourned at 2:25 p.m.